

**PRELIMINARY
STAFF REPORT
2004 AREA PLANS REVIEW**

SUPERVISOR DISTRICT(S): PROVIDENCE

APR ITEM(S): 04-II-7V

NOMINATOR(S): James D. Clark

ACREAGE: 3.46 Acres

TAX MAP I.D. NUMBERS: 48-2((7))33All

GENERAL LOCATION: Southern portion of Swanee Lane, east of Nutley Street

PLANNING AREA(S): II

District(s): VIENNA

Sector: LEE (V1)

Special Area(s): N/A

ADOPTED PLAN MAP: 1-2 DU/AC

ADOPTED PLAN TEXT: No specific Plan text. General text that infill should be compatible in terms of use, type and intensity.

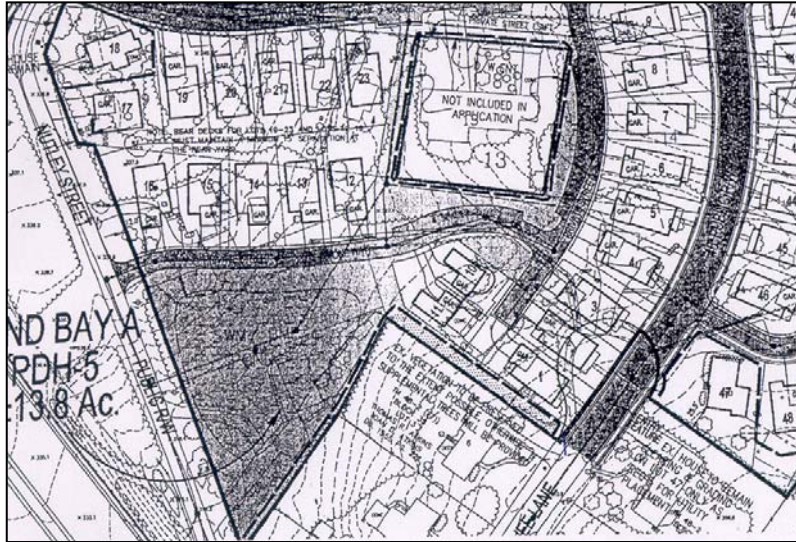
For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>

PROPOSED PLAN AMENDMENT: Residential 4-5 du/ac

CRITICAL ISSUES:

Land Use: The area to the north of the subject property was replanned for residential use at 4-5 du/ac during the 2001 North County Area Plan Review Cycle, APR item #01-II-1V. The adopted Plan text stipulated that with the inclusion of ADUs and bonus units the overall density would be restricted to the mid-point of the density range. Another condition was that the edges of any new development should be designed with units having a general orientation, location, and spacing compatible with the adjoining area. RZ 02-PR-008, approved Sept 2002, implements the Plan for the area north of the subject property at a density of 4.48 du/ac. The rezoning plat (see next page) shows a storm water management facility immediately to the west of the subject property (shaded area). In addition the plat shows a treed-buffer area immediately adjacent to Tax Map 48-2((7))(33)6. The lots in the new development are smaller than the lots of the subject property.

The subject of this APR nomination was also reviewed during the 2001 North County Area Plan Review Cycle as part of APR item #01-II-10V. APR item #01-II-10V requested residential use at 8-20 du/ac for an area that included the 7 parcels comprising this nomination. There was a third nomination in the vicinity that also requested increased residential density.



In conjunction with APR item #01-II-1V, staff recommended an alternative that would expand the area to be considered for 4-5 du/ac to include all of the properties along Swanee Lane. Staff felt that these seven properties could be compatibly integrated within the new development. Accordingly, staff believed that the remainder of Swanee Lane should have an opportunity to redevelop similar to the 4-5 du/ac density proposed to the north of the subject property.

Since then, the area to the north of the subject property has been rezoned to PDH 5, developing at a density of 4.5 du/ac, creating 62 new residential lots. Access for this new development is restricted to Swanee Lane. Staff still believes that the remainder of Swanee Lane should have an opportunity to redevelop at a density consistent with the new development to the north to create a continuation of the new community. However, property to the southeast is planned for residential use at 1-2 du/ac and is zoned R-1. In order to avoid replicating the current land use relationship that has been established between the subject area and the area to the north (i.e., residential use planned for 1-2 du/ac abutting residential use planned for 4-5 du/ac) staff recommends an alternative so that the subject area may blend in a more aesthetic manner with the new homes to the north while avoiding placing pressure to redevelop on the area to the southeast.



The photo shows the new development as it transitions to the subject property

Environment: The proposed change raises no environmental issues.

Transportation: The proposed change raises no significant transportation planning issues.

Schools: The proposed change raises no issues from schools. The proposed Plan change would generate 2 additional elementary students, 1 middle school student and 5 high school students over the current Plan. (Section will be expanded with final staff report).

Parks: The Comprehensive Plan, Vienna District-Wide Recommendations, Parks and Recreation section text on page 13 states:

“Additional Community Parks developed with active recreation facilities are needed in the eastern and southern sectors planned for higher density development in the vicinity of Tysons Corner, Vienna Transit Station Area, and the Merrifield Suburban Center...

Principal Park and Recreation guidelines for the Vienna Planning District include:

- Acquire and develop at least three additional Community Parks to address deficiencies of active recreation facilities.”

Level of Service Impacts

This area is served by Briargate Trace Neighborhood Park that is currently under construction and will contain a multi-purpose court, a playground, and a picnic shelter. The proposed nomination could result in approximately 29 new residents.

FCPA Environmental Resources Impacts: Approximately one-third of FCPA’s land holdings are in stream valley parks, including lands along Accotink stream valley. A Countywide stream valley policy promotes dedication of specific stream valley lands to FCPA for protection and connection to existing stream valley parks. Development may contribute to increased storm water runoff that will further impact water quality and stream stabilization.

SUMMARY OF STAFF RECOMMENDATION:

_____ Approve Nomination as Submitted
_____ X Approve Staff Alternative
_____ Retain Adopted Plan

Staff recommends adding an option to the comprehensive Plan that would allow for the seven properties to develop at a density of 2-3 du/ac so that the subject area may blend in a more aesthetic manner with the new homes to the north and to the southeast while avoiding placing pressure to redevelop on the area to the southeast. Staff would recommend the following language:

ADD: Fairfax County Comprehensive Plan, 2003 Edition, Area II, Vienna Planning District, V1 Lee Community Planning Sector, Recommendation #__, page 29. *Note: Additions are shown in underline.*

“Tax Map 48-2((33))1-7 is planned for residential development at a density of 1-2 du/ac as shown on the Comprehensive Plan Map. As an option, this area may develop at a density of 2-3 du/ac provided the following conditions are met:

- New development should function as a continuation of the development to the north;
- New development should address the need for convenient pedestrian access to the crosswalk at Nutley Street and Swanee Lane for these residents and those to the east;
- The new development should create a quality living environment for its residents and provides usable open space;
- Noise attenuation measures should be provided as determined appropriate by the County; and
- Existing mature trees should be retained to the greatest extent possible.
- In order to help enhance compatibility with existing and planned uses on the adjacent lands, densities inclusive of ADU's and bonus units, should not occur above the "mid point" of the density range;
- Townhouse uses are not permitted; only single-family, detached units may be constructed;
- At the edges of the development, in areas where the assembled property abuts existing development planned and/or zoned for lower density a landscaped buffer area should be provided. In addition, the area should be designed with units having a general orientation, location, building materials, and spacing that is compatible with the established development pattern."

The Comprehensive Plan Map would not change.